

**MARK E. PURDY**  
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**BOUNDARY DESCRIPTION OF 19.402 ACRE PARCEL**

Situated in the Township of Milton, T-18N; R-12W, Northwest Quarter of Section 35, County of Wayne and State of Ohio:

Known as being lands conveyed to Steven M. & Alyson M. Steiner in O.R. 673, Page 2090 & Dustin P. & Rachael Ramsier in O.R. 933, Page 3973 of Wayne County Official Records and further bounded and described as follows;

Commencing at a 5/8" rebar found at the northeast corner of the Northwest Quarter of said Section;

Thence S 00° 30' 50" E, 840.46 feet along the east line of said Quarter Section to the north line of James M. & Ruby C. Mast in O.R.140, Page 602 and being in Akron Rd. (S.R.585)

Thence S 43° 23' 52" E , 78.10 feet with the west line of Mast and in Akron Rd.( S.R.585) to a southeasterly corner of BFR Holdings, LLC in O.R.788, Page 890 and being the principal place of beginning of the parcel herein described~ witnessed by a 5/8" rebar found S 88° 57' 52" W, at 40.12 feet:


**THENCE WITH THE FOLLOWING SIX (6) COURSES:**

1. continuing S 43° 23' 52" W, 1458.67 feet along the west line of Mast and lands of Inez E. Ramsier in O.R.271, Page 1313 and O.R.831, Page 850 and also in Akron Rd. (S.R.585) to a point of curvature;
2. 401.99 feet along the arc of a curve deflecting to the left with a radius of 2291.83 feet and a chord which bears S 38° 22' 23" W and a chord distance of 401.47 feet and with the westerly line of Inez E. Ramsier and centerline of Akron Rd. (S.R.585), to the northeast corner of R & S Cattle Company, LLC in O.R.576, Page 309~ witnessed by a 5/8" rebar found S 87° 47' 37" W at 37.43 feet;
3. S 87° 47' 37" W, 176.81 feet along a north line of said R & S Cattle Company, LLC to a capped pin set;
4. N 16° 02' 13" E, 800.33 feet thru the lands of Dustin P. & Rachael Ramsier to a 5/8" rebar found and being a southeasterly corner of BFR Holdings, LLC in O.R.788, Page 890;

5. N 01°02' 08" W, 590.33 feet with an easterly line of BFR Holdings, LLC to a 5/8" rebar found;
6. N 88° 57' 52" E, 1217.87 feet with a south line of BFR Holdings, LLC to the place of beginning and containing within said bounds 19.402 acres of land, more or less, and subject to all legal highways and easements of record.

For survey see Volume XX, Page 320 of the Wayne County Survey Records. This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 in May of 2022.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

  
MARK E. PURDY, P.S.7307

Permanent Parcel Number: \_\_\_\_\_

Prior Deed Reference: \_\_\_\_\_

